WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075331 DEEDWARR
Recvd: 08/29/17 13:42 3 pgs
Fees:18.00 Taxes:869.50
20170829-0088725

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on August 28, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30851

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
LIS Construction Services, Inc. 1902 Federal Boulevard Ann Arbor, MI 48103	NEW OWNER	102-04-0-136.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jessica Perez, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto LIS Construction Services, Inc., a Michigan corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 836 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Perez, an unmarried woman by Warranty Deed from C & B Properties, a Tennessee general partnership, composed solely of NT Clinton and James R. Bellar, of record on March 7, 2014, in Instrument No. 20140307-0019577 Register's Office for Davidson County, Tennessee.

Antolino Perez-Diaz, spouse of the Grantor, hereby joins in the execution of this instrument to convey any marital interest he may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 3700, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee.
3. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 431 Wilclay Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

|SIGNATURES COMMENCE ON FOLLOWING PAGE|

WITNESS my/our hand(s) this 28th day of August, 2017.

Jessica Perez

Antolino Perez-Diaz

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Jessica Perez and Antolino Perez-Diaz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 28, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY